Greenwich Village Dwellings Soon To Be Filed

SOME APARTMENTS

tant Transactions Made Public by Projector

By VINCENT C. PEPE

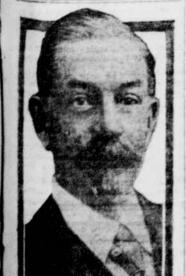
The author of this article has alchanged . some charming Colonial houses in Greenwich Vilmaking these properties unusually attractive investment parcels. When he tried several years ago to enlist

altering 140 West 4th st. business. and 77 Washington Place into model

sher modern improvements, it was tre. The annual budget that has been

an average of \$32 a month for eight equipment. This house was well built and is

architect the heavy English Colonial



plans for Alterations of Controller Says State Should Buy Supplies at Wholesale

\$6,000.000 ANNUALLY ALREADY RENTED SPENT FOR MATERIALS

petails of Several Impor- Proposed Board Would Get in Gross Quantities Things Needed

> By EUGENE M. TRAVIS. State Controller

The State of New York purchases annually \$6,000,000 worth of departlage into model studio apartments, mental office supplies. The present departmental organization permits over 169 different officials to execute this function. Would a private business corporation buy under such an arrangement? An answer is unnecessary. Decentralization is the problem, very profitable basis he met with and already the experience in commerscant attention. No one now dis- cial fields and in other state governputes the soundness of his theories.] ments shows the need of central purchasing in the conduct of our state's

For a number of years there has studio apartments will soon be filed. been agitated a constructive investiga-The property 146 West 4th st. was tion of the methods employed in the purchased by myself for purchase of supplies by the various R. E. B. OPPOSES It is a four story and state departments. From the records basement Colonial house, built about compiled by the State Controller's of-1823, as a private residence, on a lot fice, it is apparent that existing 11x100 feet. The property was altered methods are absolutely archaic, grossabout thirty years ago by adding an ly wasteful and hopelessly inefficient extension to the building and turning In fact, the present system makes imto into a flathouse. Four extra possible the application of those fundamental principles which underlie all modern effective systems for the purchase of supplies in use by the large right, open plumbing, steam heat and commencial agreements. As the building did not have elec- chase of supplies in use by the large commercial corporations of the countriety, open plumbing, steam heat and

sther modern

set possible to get desirable tenants

troduced into our State Legislature
calls for the purchase of over \$6.000.

for it in recent years.

These apartments at present rent at
equipment. There are few other correems, making a total rental a month this purpose. This is the taxpay money and with the possibility of well built and is tax rate mounting still higher might be well to question some of our tate of preservation. ing business. We are all in food of the control trim is in a fine state of preservation. Ing business. We are all in favor of good, sound business methods of runing our state and are refusing to be-lieve that it cannot be run as other

of the Georgian period and one of the Georgian period and one of the very finest in existence, and the first lave ever seen among the many old houses in this section. It also has some of the finest mantels, with round columns of the black marble with pren stripes in it. It has every tharm to make an attractive apartment.

The New Rentals

Tenants are willing to hire apartments from May 1 next so that they will be sure of horizontal will be sure of h

ments from May 1 next so that they will be sure of having same for next Octaber. The rentals will be sax follows: First floor. S000 a year; second floor, \$1,000 a year; third floor, \$1,000 a year; t

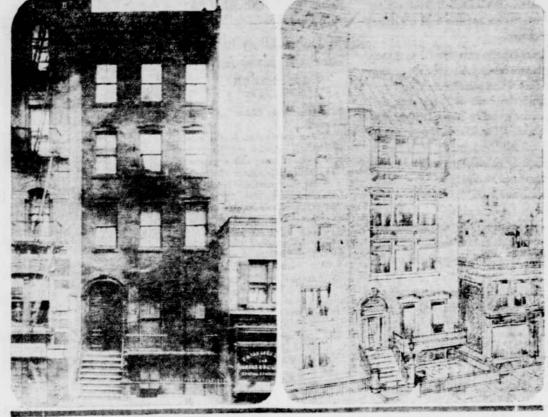
these improvements will be paid in mattals in about three years, hesides winn, on an investment of about \$25.500. To make the town of supplies annually which it should be per cent.

No. 77 Washington Place was recently sold by Pepe & Brother to the Feguabuck Realty Corporation. It is a four atory and basement, on a lot 25.507, near Washington Square Park. It was occupied by a rooming leuse, at a rental of about \$1.500 at the state was built about 1825. It was secupied by a rooming leuse, at a rental of about \$1.500 at the state was built about 1825. It was secupied by a rooming leuse, at a rental of about \$25.510 at the state was built about 1825. It was secupied by a rooming leuse, at a rental of about \$25.510 at the state of about \$24.000.

This house will be altered into suites of two large rooms and bath, with studio. There will be two studies in all, besides the junities of four rooms and bath and kitchen. The cost of alteration will be about 182500. The vearly rentals will be as follows: First floor, front, \$720; third floor, rear, \$720; third floor, rear, \$780; fifth floor, rear, \$780; forth floor, front, \$720; fourth floor, rear, \$780; forth floor, rear, \$780; forth floor, front, \$720; fourth floor, rear, \$780; forth floor, rear, \$780; forth floor, rear, \$780; forth floor, front, \$720; fourth floor, rear, \$780; forth floor, rear, \$780; forth floor, rear, \$780; forth floor, front, \$720; fourth floor, rear, \$780; forth floor, front, \$720; fourth floor, rear, \$780; forth floor, front, \$720; fourt

would be requisitional gross quantity board and purchased in gross quantity beard and purchased in gross quantity of the state of Lord and the State of Commerce of the Brown, sight the state to provide the state of the state o

PROPOSED BUILDING TRANSITION IN GREENWICH VILLAGE MAY CHANGE



As it will be after plans by Francis S. Vitolo, architect

TORRENS BILL Brisk Market for Garden City

Among the bills on which the joint committee on legislation of the Real Estate Board has taken action are sev- get homes before the limited supply eral of great importance to taxpayers. The board is seriously opposed to what it calls "a number of ill advised measures by Senator Gilchrist relating kets, cold storage and food control." The board lays particular emphasis on its opposition to Senator Emerson's

as we have reason to believe, to apply to cases where the applicant not only is out of possession, but some claimant adverse to the applicant is in possession. In other words, the action for registration is to be made a substitute for ejectment, and the burden of proof is thus blandly transferred from the person out of possession to the person out of person out of possession to the person out of person person out of possession to the person in possession. It would seem that the draftsman of this bill means adverse possession when he uses the word pre-

possession
scription.
"2. Judgment must be rendered
against persons in default, whether
served personally or by publication.
In other words, all persons served by
publication lose their rights.
"3. The court is to have in this ac-

sion or otherwise, as may be satisfactory to the court. This language is too vague to be safe. The court on the court of t

Great Neck Rental

HOMESEEKERS ALREADY 1916 BUILDINGS ACTIVE IN NASSAU CO.

Properties

quite active throughout the central part of Nassau County, although the season for househunting does not begin, as a rule, until after the snow is off the ground. In the vicinity of Gar-den City the demand is especially good for this time of year, the activity being ascribed to a desire by many people to get homes before the limited supply is exhausted. George L. Hubbell, general manager of the Garden City Company, says that the high cost of materials has kept many builders from erecting dwellings and that the result is a good market for older houses and for houses contracted for before prices advanced. At Garden City Mr. Hubbell has sold the residences of H. P. Bett, at 111 Kilburn Road, to H. B. Griffen, vice-president of the Doehler Die Casting Works, of Brooklyn. It is a brown stucco house of ten rooms and three baths. Arthur O. Shorey, of Bridgeton, Me. has leased, through Mr. Hubbell, a new house on Euston Road, consisting of eight rooms, two baths and attached

Raiph Peters, president of the Long Island Railroad, predicts the road will become this year the greatest carrier of commuters of all the railroads serv-ing Greater New York. He bases his prediction upon the greatly increased traffic during the last month, following 1905 the average number of monthly commutation, or sixty-ride, tickets sold was 6,387; in 1910 it was 11,863; in 1915, 18,866, and in 1916 it jumped >

This growth is rapidly placing "This growth is rapidly placing the Long Island Railroad at the head of the list of New York railroads in commutation traffic. It is estimated that our monthly average of commuters for 1917 will be about 24,600, and, as the compares with 23,000 commuters on the next highest load, the Long Islan Railroad will become the greatest commuting railroad in the Empire State.

Great Neck Rental

Shields Brothers, Inc., have leased the Van der Ven property on Old Mill Road, directly opposite the Gould Brokaw estate at Great Neck, to Egbert Moxham.

Purdy to Speak To-day

Lawson Purdy, president Department of Taxes and Assessments, will address the Bronx Open Forum at 3:30 o'clock to-day in the auditorium of the Morris High School, 166th st. and Hoston Road.

Benefit of Owners

The Colonial Bank, for the last fiften years the fill which provides that a lien on real estate interests is the bill which provides that a lien on real estate for unpaid corporation taxes shall be valid only for a period of shall be valid only for a period of shall be valid only for a period of the best banking quarters in the city.

The lease was negotiated by Samuel High School, 166th st. and Hoston Road.

Benefit of Owners

The Colonial Bank, for the last fiften years the fill which provides that a lien on real estate interests is the bill which provides that a lien on real estate for unpaid corporation taxes shall be valid only for a period of shall be v

COST \$904,071,701

Suburban homeseekers are becoming Good Volume of Construction Work in 94 Big Cities in Year

The building showing for the year 1916 was altogether satisfactory, says "The American Contractor." The complete returns received from ninety-four of the principal cities of the country yielded an aggregate of \$994.071,701, as compared with \$737,989,170 for 1915, as compared with \$737,

		Estimated	Estimated cost.	4
H	PR	cost., 1916.	1915.	Ð
	City.	\$12,823,536	36,030,950	1
	Akren		4,589,214	ì
	Atlanta	3,685,663		X
	Baltimore	10,102,870	7,318,059	
	Boston and vi-			a
	cinity	64,297,000	63,901,000	li
	Buffalo	13,137,000	11,798,392	ľ
	Canton	4,328,555	2,005,190	B
	Chicago	112,835,150	97,291,480	l,
	Cincinnati	10,842,895	14,025,333	E
	Cleveland	33,108,260	32,660,305	E
	Columbus	7,194,240	4,928,425	E,
9	Dalias	4:293,464	3,422,512	B
	Dayton	3,734,346	2,254,862	E
	Denver	4,038,840	2,648,375	E
ė	Des Moines	3,387,897	1,878,616	E
	Detroit	51,067,110	32,235,550	P
9	Duiuth	10,223,598	2,714,464	l.
	Elizabeth	2,301,632	1,362,988	Ę
į.	Erie	2,800,191	2,054,296	R
i	Fort Warne	3,479,581	2.009,415	B
	Fort Worth	2,127,884	1,166,907	R
	Grand Rapids	3,519,245	2,684,037	E
,	Hartford	7,383,163	5,575,895	B
	Hoboken	1,789,750	802,060	II.
	Indianapolis	8,935,039	7,093,642	H
		elegations.	A Property of	13
	Kansas City,	11,563,444	10,667,405	3
H	Mo		11,888,662	1
	Los Angeles	15,036,045		H
	Memphis	3,091,970	2,730.488	1
	Milwaukee	15,003,846	12,472,603	d
H	Minneapolis	22,909,290	16,349,940	B
ŀ.	Newark	8,800,571	7,912,184	ä
H	New Bedford	4,762,081	3,126,734	li
H	New Haven	5,022,556	7,104,947	Ĝ
	N. Y. City:			ľ
	Manhattan	134,078,044	78,672,674	d
	Bronx	18,425,060	29,351,126	l
j	Brooklyn	42.163,505	45,601,851	H
	And the state of t	Personal Manager		l

Total	124.666,609	\$1.48,623
Oakland	5,368,290	5,04
Omaha	7,226,107	5,387
Philadelphia	49.896,570	39,44
Pittsburgh	13,554,810	14,40
Rochester	9,379,447	9,108
San Francisco.	18,837,173	13,996
Seattle		6,470
Sioux City		2,050
Springfield, III.		1,194
Sp'gfield, Mass.		6,06
St. Louis		11,435
St. Paul		11.945
Syracuse		4,663
Toledo		7,563
Wilmington		1,52
Youngstown	10 4445 AMO	2,57

Leases Site, as It Has Outgrown Has Some Bills Introduced for

RECORDING LAW

Bill to Impose Tax of One-Fourth of 1 Per Cent on All Loan Papers Filed

NEW DEFINITION FOR MORTGAGES

Would Be a Misdemeanor to State Fictitious Consideration in Deeds

One of the most important of the score of amendments to the New York State tax law proposed by the State Tax Commission would expand the mortgage recording tax into a recording tax of 25 cents for each \$100 or fraction thereof on all mortgages and conveyances of every nature and make it a misdemeanor to state a fictitious value or nominal consideration in any such paper.

Important provisions are those relating to definitions. "Mortgages" is expanded to include "every mortgage or deed of trust which imposes a lien on affects the title to real property. notwithstanding that such real property may form only a part of the secur ity for the debt or debts secured there Executory contracts are mad-

by." Executory contracts are made taxable on the amount secured by such contracts. "The term 'conveyance' shall be construed to include every instrument or writing that may be recorded under the laws of this state." The words "and conveyances" are then added after the word "mortgage" wherever it appears in the present law, and the following most radical clause is added: "The actual consideration shall be expressed in each and every conveyance. pressed in each and every conveyance, and any person or persons shall be deemed guilty of a misdemeanor who expresses or causes to be expressed in such a conveyance a fictitious value or nominal consideration."

on the bill:

"This bill raises several points for every person interested in any manner in real estate and will receive the early attention of the tax experts connected with the Realty Taxpayers' Council of the State of New York for several reasons, of which the following are entitled to special consideration:

"The proposed tax on conveyances is not advanced as a revenue measure, although it is an expense to the realty owders. The recent joint legislative committee on the taxation, of which Senator Ogden Mills was chairman, reported that no additional tax burden on real estate is feasible.

"As a revenue measure it is objectionable that it does not attempt or pretend to reach a new source of state revenue, but superimposes a new demand upon the class of property which now pays over 90 per cent of state and local taxes. Before realty is called upon for further contributions to the public treasury it should be ascertained that the deficiency in public revenue cannot be supplied from sources of income and profit which do not now contribute according to their ability.

"The phase of tax administration raised by this bill is not new. Assessors."

tribute according to their ability.

"The phase of tax administration raised by this bill is not new. Assessors have always believed that if they could see the actual consideration stated in deeds there would be no further difficulty in determining values of realty. Sale prices are seldom accurate criterions of actual value, as is well known to professional real estate mea, and this is well recognized by the courts. Market values are purely matters of opinion, and is there ever a sale made at a price which even the parties ders of opinion, and is there ever a sale made at a price which even the parties thereto consider to be the fair average market value? In short, sale prices are dangerous guides to market value when used by any person who cannot qualify to testify in court of law as to such

"As affecting property rights, is there any possible public advantage in demanding a citizen to publish the cost, profits and losses in his business transactions? Even in Stock Exchange transactions, which are referred to by advocates of stated considerations, the particular shares or the particular articular shares or the particular where are not made public. "Shall be glad to hear from any pernarticular shares

son or organization interested in the matter and will send copies of the bill pon request to my Rochester office."

NEW YORK STATE

FOR SALE IT ROOM BRICK HOUSE four series of land Fine regaling for

RECORDING ATTRACTS

Philadelphia and New Haven
Officials Among Visitors
The interest shown in the exhibition

BARGAIN -BHORE FRONT TEN ACRES.

finest shure from property on the Sound.
Income from property of the

and examining land titles arranged in AT STATE CAPITOL the Hall of Records by Register Hopper has extended not only among title experts in and near Greater New York, FOR AN EQUABLE but has drawn to the city many per-sons. In the visitors book are regis-tered the names of visitors from many upstate counties in New York and also

REAL ESTATE FOR SALE

REAL ESTATE FOR SALE LONG ISLAND

Forest Bills Gardens

"A Forward Movement in Suburban Development"

15 Minutes from Pennsylvania Station

The twin houses facing Greenway North, Nos. 637 and 638, represent a departure from the conventional building plan which makes for comfort and economy of upkeep. These handsome, commodious houses of 9 rooms and 4 baths each are built of tapestry. brick, with enclosed porches and connecting garages. They solve the problem for the man who would unite his city and country home. A highly restricted community, ample park and playground facilities, sidewalk lawns, clean, well kept streets, and particular attention paid to landscape architecture, makes the Gardens a most

desirable place in which to live.

These are examples of the thirty-five houses that the Company is completing for spring delivery. Price from \$10,250 to \$25,000. Terms of payment can be arranged for those wishing to make a small initial investment.

> For information apply to Department R. SAGE FOUNDATION HOMES COMPANY. 47 West 34th St., New York. FOREST HILLS, LONG ISLAND

NEW JERSEY

LONG ISLAND

Compare Price, House and Location

other high class property near N. T. city. There are many casons why I can and do undersell any other property.

Unparalleled Value, \$3,000, on Easy Terms,

nd \$5,000 Can Remain on let Mige Picturesque English

Home Near Water 10 ROOMS, 2 BATHS. ACTUAL LAKE RIGHTS.

BOROUGH OF MANHATTAN.

NO. 71 WALL STREET

Desirable Ground Floor to Rent Fronting on Wall, Pearl and Beaver Sts.

Superintendent on Premises.

NO. 395 BROADWAY Southwest Corner Walker St. Entire Corner, Second Floor, Containing 6,000 Square Feet, to Rent. Immediate Possession

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NOS. 111-119 WEST 19TH STREET

NOS.110-118 WEST 20TH STREET

100 ft. by 184 ft.

Eight Stories and Basement

Splendid Building for Large Manufacturing Concern

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MISCELLANBOUS

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YESTERDAY'S CHANCE

NORTH JERSEY TITLE INSURANCE CO. N. Y. Rep., Glonn K. Carver, 80 Walt St.

RARE BARGAIN: \$8,900; very easy terms; Columbated the same of the state and the same state of the same

MMIT. N. 1.—Fine aid homestead, partly moderated, 415 here, hern; 509,000. Attractor, one to responsible partles. Owner, 868 Spring-old are Summit. N. 2.

LONG ISLAND

"HEDGE A LITTLE"-Buy good real estate befor

it advances. Real estate it as low priced now as stock! o vears ago

BEFORE YOU BUY ANYWHERE D Brightmaters

BAYSHORE, L. I.

T. B. Acherson Co., 1 W. 34th St., N. Y

NEW YORK STATE

EXHIBITION OF MODERN of Mark Purman, in D. No. 2, Box 36, Lord, Sarasota, Fla.

The interest shown in the exhibition in the exhibition of the modern processes of recording out, for saile at a bargain or might rent. 3 2000 APARTMENT all least improve the modern processes of recording out, for saile at a bargain or might rent. 3 2000 APARTMENT all least improve the modern processes of recording out, for saile at a bargain or might rent. 3 2000 APARTMENT all least improve the modern processes of recording out, for saile at a bargain or might rent.

FOR SALE-On Sarasota Bay, Sarasota, Fla., the beautiful home and NASSAU AND SUFFOLK COUNTIES Mortgages citrus grove of the late George Winship-to settle the estate. For full THE particulars address Trust Company of Georgia, Atlanta, Ga., or J. H.

\$185 AND TOUR PRESENT MONTHLY RENTALL will have your home at Mahwah. New Jews, and Lawhmont, New York, COUNTRY HOME LEAGUE, to West 22d St. Tel. 2850 Mad. Sq.

UNFURNISHED APTS. TO LET BOROUGH OF THE BRONX

two years the Department of Finance, through its Bureau of Municipal Investigation and Statistics, has cooperated with the State Tax Commission in the collection of statistics and the investigation of the rates of assessment in several of the larger counties of the state. Though the investigations were made independently, the results of

tained by this department and the State Tax Commission last year were practically the same, and indicated every

county in the state but one, with the exception of the five comprising the City of New York, received on the 1915 equalization table a higher ratio

STATE TAX LEVY

Prendergast Discusses the Emerson-Judson Measure

Present Wasteful System

But a careful comparison of the enormous colors comparison of the enormous colors comparison of the enormous colors of controllers used for the property of the enormous colors of the end of the e

Transfer A. T. Stewart Land
A one-third interest in 2,300 acres, part of the Hempstead Plains, bought by the late A. T. Stewart over fifty years ago, has been transferred to the heirs of the Merilion estate, of Pau, Prance. The land is valued at about \$15,000 an acre.

Official Manhattan Record
The official Manhattan building statistics for the week ended January 27 were as follows. Plans filed for alterations, \$1,600,000; plans filed for alterations, \$2, and other violations of law reported as unsafe, \$2, and other violations of law reported, 26.

Fitzpatrick, Inc., Gets Building for Long Term

Manning & Trunk have leased the devalves the duty of correcting the inequalities in the assessed valuations of the state are equalities in the counties in the state are and of adopting a table upon which the state tax may be so apportioned that the state of New state tax may be so apportioned that the state tax may be so apportioned t